168.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,000 / 872,000
					USE VALUE:	872,000 / 872,000
					ASSESSED:	872,000 / 872,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHEMRAJ ROOPNARAIN
Owner 2:	KHEMRAJ KAMINI
Owner 3:	
Street 1:	86 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KHEMRAJ ROOPNARAIN -
Owner 2:	-
Street 1:	86 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2877 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	431,000		441,000	872,000
Total Card	0.161	431,000		441,000	872,000
Total Parcel	0.161	431,000		441,000	872,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.09 | /Parcel: 303.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111060

GIS Ref

GIS Ref

Insp Date 07/27/18

!12977!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	431,000	0	7,000.	441,000	872,000		Year end	12/23/2021
2021	101	FV	417,000	0	7,000.	441,000	858,000		Year End Roll	12/10/2020
2020	101	FV	417,200	0	7,000.	441,000	858,200	858,200	Year End Roll	12/18/2019
2019	101	FV	328,100	0	7,000.	441,000	769,100	769,100	Year End Roll	1/3/2019
2018	101	FV	328,100	0	7,000.	371,700	699,800	699,800	Year End Roll	12/20/2017
2017	101	FV	328,100	0	7,000.	340,200	668,300	668,300	Year End Roll	1/3/2017
2016	101	FV	328,100	0	7,000.	289,800	617,900	617,900	Year End	1/4/2016
2015	101	FV	303,600	0	7,000.	252,000	555,600	555,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:54:56

LAST REV

Date	Time
10/15/18	09:48:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12977

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KHEMRAJ ROOPNAR	40875-284		9/15/2003	Family	1	No	No		
PALMER STEPHEN	26317-140		5/15/1996		232,000	No	No		Y

USER DEFINED

Prior Id # 1:	111060
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2003	1077	Addition	95,000			G6	GR FY06	14X25 1 STY ADD +
11/5/2003	957	Foundati						

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
3/21/2009	Meas/Inspect	336	PATRIOT
1/23/2009	Measured	345	PATRIOT
11/8/2005	Fieldrev-Chg	BR	B Rossignol
2/28/2000	Inspected	276	PATRIOT
12/13/1999	Measured	264	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.24794984
Const Adj.:	0.98490000
Adj $ / SQ:	135.202
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451794
Depreciation:	20783
Depreciated Total:	431012

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

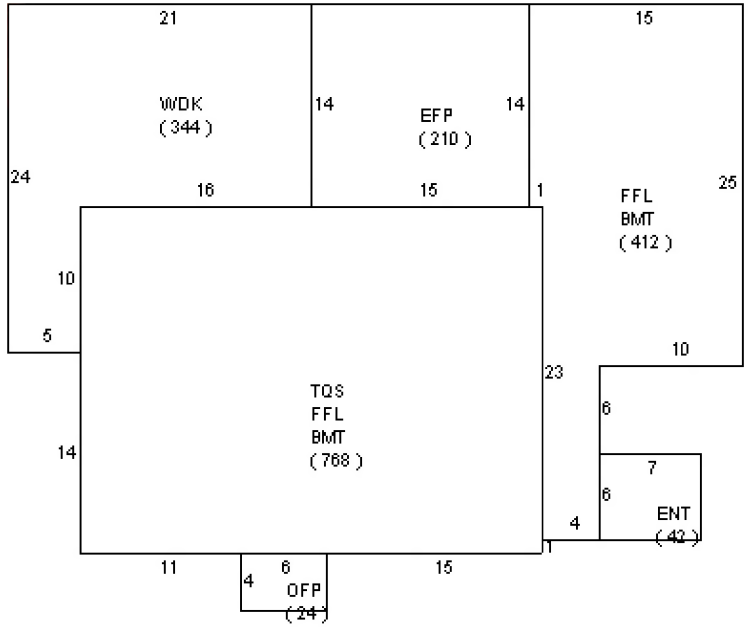
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.20
Special Features:	0	Val/Su Net:	121.20
Final Total:	431000	Val/Su SzAd	245.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,180	71.960	84,918
FFL	First Floor	1,180	135.200	159,538
TQS	3/4 Story	576	135.200	77,876
WDK	Deck	344	8.770	3,018
EFP	Enclos Porch	210	39.580	8,312
ENT	ENTRY	42	26.000	1,092
OFP	Open Porch	24	43.340	1,040
	Net Sketched Area:	3,556	Total:	335,794
Size Ad	1756	Gross Area	3748	FinArea 2877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	